

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: July 25, 2019

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Karen Plummer, Commissioner
Crystal DiDomenico, Commissioner
Tim Renaud, Commissioner
Joe Coath, Vice-Chairperson
Marty O'Donnell, Chairperson

Staff Member: Andrew Binder

Call to Order

Chairperson O'Donnell called the meeting to order at 7:04 p.m.

Roll call noted the following: Karen Plummer, present; Patrick Lytle, absent; Kevin Connolly, absent; Crystal DiDomenico, present; Tim Renaud, present; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Chairperson O'Donnell announced the order of proceedings.

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Old Business

ARC 15-14: 135 W. Station Street – Final Details

Property Owner: Hough Station LLC
24 E. Heatherlea
Palatine, IL 60067

Petitioner: Ken Garrett
24 E. Heatherlea
Palatine, IL 60067
Charles Eldredge III

563 Miller Road
North Barrington, IL 60010

Architect: HBB Architectural
533 North Avenue
Barrington, IL 60010

The Petitioner is seeking final details approval on several changes to the original ARC recommended approval design to the primary structure. The applicant is proposing the following changes:

1. Changing the porch skirting forward to a different plane than was originally approved.
2. Removing the capitals on the porch columns.
3. Remove all four (4) cantilever brackets under the west elevation.
4. To forgo on the required parge coat over the foundation.

Staff reviewed the request and recommends elimination of the cantilever brackets and the parge coast requirement. Staff recommends that the porch skirting and the porch column capitals not be eliminated due to the fact that both details are architecturally appropriate or historically accurate. At the end of the discussion, the Architectural Review Commission reviewed the request and agreed with Staff's recommendation.

Roll Call Vote: Commission Plummer, yes; Commissioner Lytle, absent; Commissioner Connolly, absent; Commissioner DiDomenico, yes; Commissioner Renaud, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5-0. The motion carried.

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New Business

ARC 19-06: 547 S Hough Street – Preliminary Review

Property Owner: Bill Potts
547 S Hough Street
Barrington, IL 60010

Petitioner: Bill Potts
547 S Hough Street
Barrington, IL 60010

Architect: Meyer & Associates

The Petitioner is requesting that the accessory structure (detached garage) located at 547 S. Hough Street be reclassified from contributing status to noncontributing status. In addition, the Petitioner is also requesting a Certificate of Appropriateness for the construction of a new noncontributing detached garage subject to the approval of the reclassification. Staff finds that the accessory structure at 547 S. Hough Street was incorrectly classified due to the fact that modern dimensional lumber was used. In addition, the structure has a small "shed addition" that has a continuous foundation with the main garage and therefore

Staff believes that this section of the garage was only constructed to look like an addition, it was not actually an addition to the building. The Commission agreed that a few commissioner members should inspect the garage to help determine the age of the garage before the public hearing.

For the proposed garage, Architectural Review Commission recommended adding two double hung windows (3-over-1) on the east elevations. Further, the ARC asked the Petitioner to reconsider the relationship of the windows on the 1st and 2nd story as so they are equally proportionate.

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New Business

ARC 19-08: 228 W. Lincoln Avenue – Public Hearing

Property Owner: Mark Kulpins & Terra Fuller
228 W. Lincoln Avenue
Barrington, IL 60010

Petitioner: Mark Kulpins & Terra Fuller
228 W. Lincoln Avenue
Barrington, IL 60010

Architect: Mark Swanson
536 Summit Street
Barrington, IL 60010

The Petitioner is seeking approval of a Certificate of Appropriateness for exterior modifications to the front façade (front entrance & bay window) and east side elevation (bay widow). Staff reviewed and recommended the proposed material for the trim modifications as part of the final permit submittal. Commissioner Coath recommended keeping the existing front façade and feels the alteration does not improve the overall structure. The other commissioners agreed the proposed exterior modifications were appropriate to the house.

Roll Call Vote: Commission Plummer, yes; Commissioner Lytle, absent; Commissioner Connolly, absent; Commissioner DiDomenico, yes; Commissioner Renaud, yes; Vice-Chairperson Coath, no; Chairperson O'Donnell, yes. The vote was 4-1. The motion carried.

New Business

ARC 19-09: 213 W. Lake Avenue – Public Hearing

Property Owner: Chris & Patti Smith
213 W. Lake Street
Barrington, IL 60010

Petitioner: Chris & Patti Smith
213 W. Lake Street
Barrington, IL 60010

Architect: Mark Swanson
536 Summit Street
Barrington, IL 60010

The Petitioner is seeking approval of a Certificate of Appropriateness for a small side addition on the west elevation of the existing contributing structure. Staff reviewed the request and has no recommendations. At the end of the discussion, the Architectural Review Commission reviewed the request and agreed the proposed exterior modifications were appropriate with no recommendations.

Roll Call Vote: Commission Plummer, yes; Commissioner Lytle, absent; Commissioner Connolly, absent; Commissioner DiDomenico, yes; Commissioner Renaud, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5-0. The motion carried.

New Business

ARC 19-10: 126-130 Applebee Street – Public Hearing

Property Owner: Charles Van Fossan
321 W. Northwest Highway
Barrington, IL 60010

Petitioner: Charles Van Fossan
321 W. Northwest Highway
Barrington, IL 60010

Architect: Mark Swanson
536 Summit Street
Barrington, IL 60010

The Petitioner is seeking approval of a Certificate of Appropriateness for modifications to the front porch on the existing contributing structure. Staff reviewed the request and has no recommendations. At the end of the discussion, the Architectural Review Commission reviewed the request and agreed the proposed exterior modifications were appropriate with no recommendations.

Roll Call Vote: Commission Plummer, yes; Commissioner Lytle, absent; Commissioner Connolly, absent; Commissioner DiDomenico, yes; Commissioner Renaud, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5-0. The motion carried.

New Business

ARC 19-13: 303 N. Northwest Highway – Administrative Referral

Property Owner: Dave Crosson
521 Prairie Ave
Barrington, IL 60010

Petitioner: Dave Crosson
521 Prairie Ave
Barrington, IL 60010

Architect: Mark Swanson
536 Summit Street
Barrington, IL 60010

Staff is seeking input from the Architectural Review Commission on the proposed exterior modifications which are planned for administrative approval. Staff finds that the proposed modifications to reduce the brick wall and short red railing and install a new iron railing to be compatible with the building in general. The staff is seeking input that approvals for the rear of the building will likely have future impacts on requests for the front of the building. At the end of the discussion, the Architectural Review Commission reviewed the request recommended approval of the administrative referral for the proposed exterior modifications. The ARC also recommends and encourages the maintenance of the front of the building to preserve the original architecture.

Roll Call Vote: Commission Plummer, yes; Commissioner Lytle, absent; Commissioner Connolly, absent; Commissioner DiDomenico, yes; Commissioner Renaud, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5-0. The motion carried.

Approval of Minutes

February 14, 2019

Commissioner Plummer made a motion to approve the February 14, 2019 meeting minutes, as amended. Commissioner Renaud seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

June 27, 2019

Commissioner Plummer made a motion to approve the June 27, 2019 meeting minutes, as amended. Commissioner Renaud seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Planners Report

Other Business

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner DiDomenico to adjourn the meeting at 8:22p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Andrew Binder
Planning and Zoning Coordinator

Approved: September 12, 2019